

The Gateway at Greenway Park



Eastern PA Availabilities

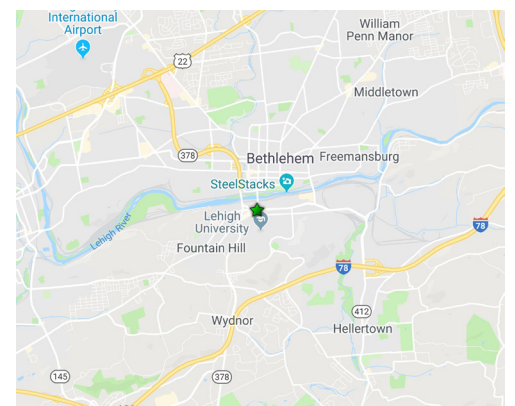
306 S New Street
Bethlehem, PA 18015

Retail/Office Available For Lease



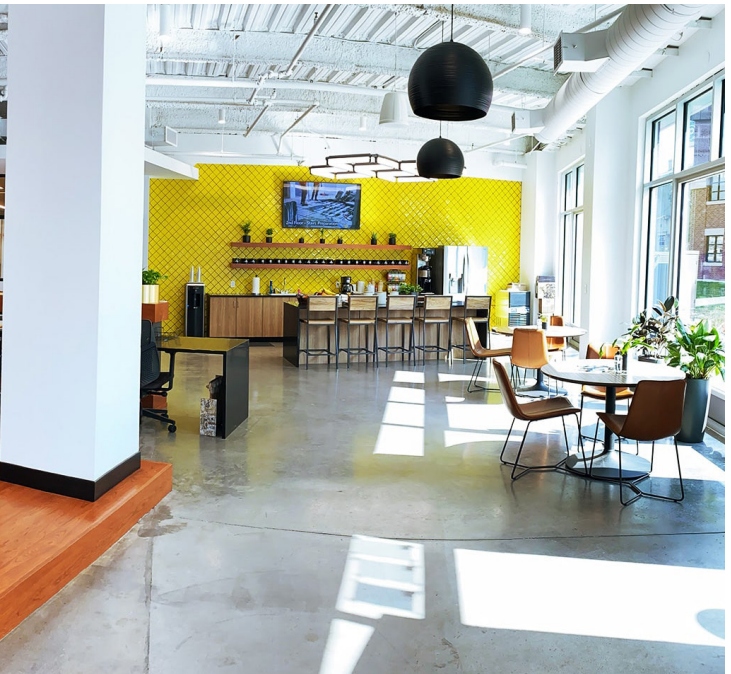
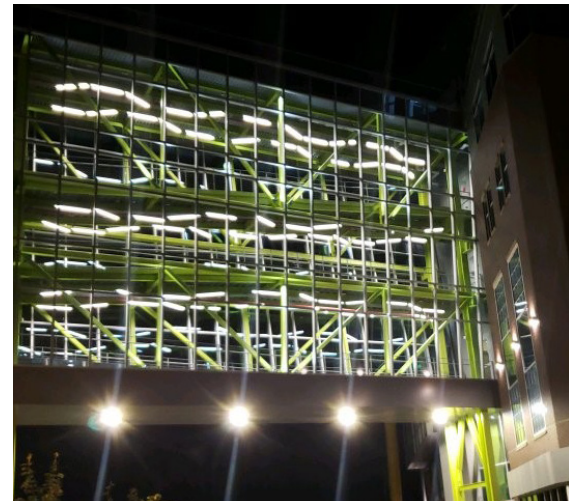
Property Features

- + Total building size is 127,832 SF
- + First floor retail space available: 1,455 - 3,221 SF
- + 6th floor office space available: 2,900 - 4,422 SF Shell Space
- + Attached to a 600 car parking garage
- + CRIZ AND LERTA Tax Zone benefits
- + Mixed-use building located minutes from Route 378, Route 412, I-78 and Route 22 in the heart of South Bethlehem
- + Walking distance from Lehigh University



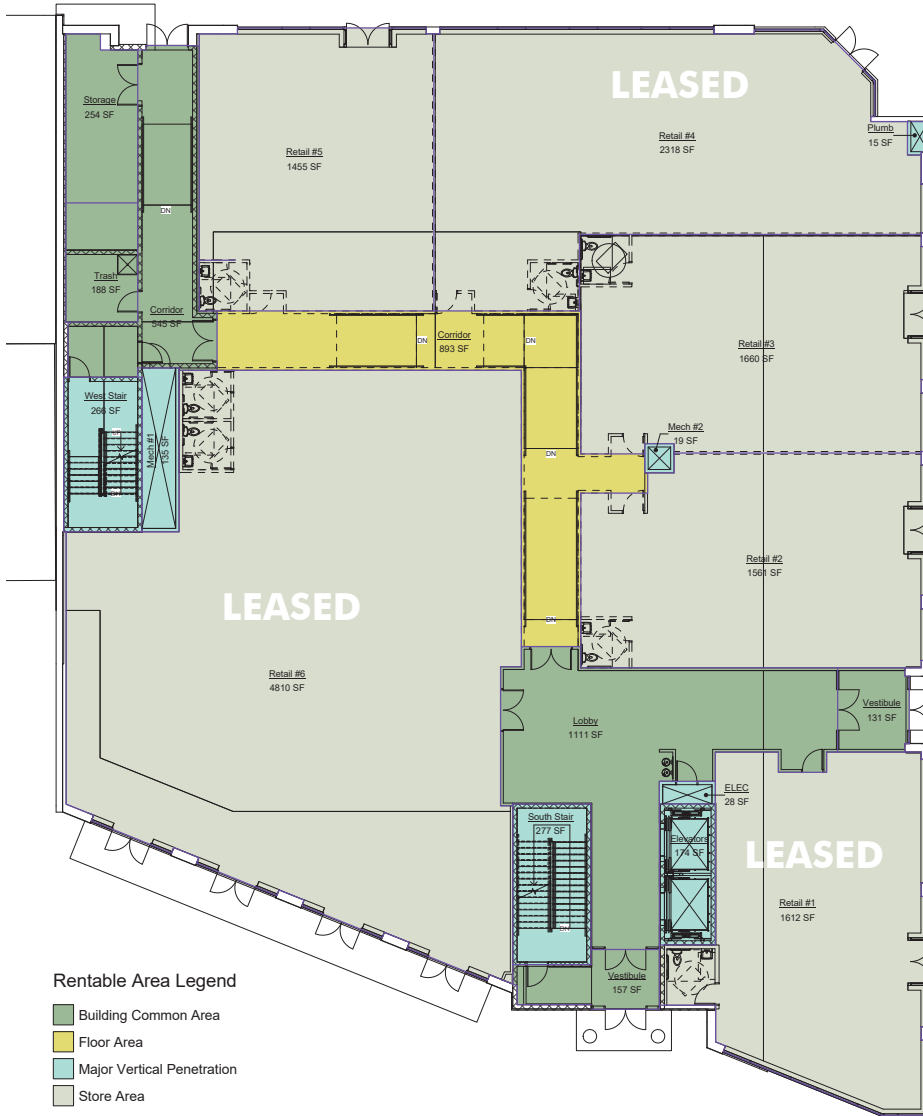
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For Lease



Retail Info

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| 2024 Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Population | 27,376 | 96,281 | 198,190 |
| Average HH Income | \$69,329 | \$90,366 | \$94,913 |
| Households | 9,772 | 37,603 | 75,821 |

Property Aerial



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